

**ANDES PLANNING BOARD
115 DELAWARE AVENUE
ANDES, NEW YORK 13731
Ph. 845-676-4105**



APPROVED

MEETING DATE May 9, 2022

PRESENT:

**FRANK WINKLER-
JOHN REYNOLDS-ABSENT & EXCUSED
ARTHUR REED-
BILL PALMER-ACTING CHAIRMAN FOR FRANK WINKLER
JOANNE CALLAHAN-ABSENT & EXCUSED
HARLAND DYE-
KATHERINE KEYS-
AL MOHR-BUILDING CODE INSPECTOR
KENT MANUEL-DELAWARE COUNTY PLANNER**

OTHERS PRESENT:

**Ms. Nicole Day- Manager of Catskill Regional Harvest
Mr. Evan Bowker-Representing Delaware County IDA
Mr. Peter Calvert -Andes Gazzett
Mr. Kevin Roe
Mr. & Mrs. Arthur Melvin
Mr. Dan Melvin
Mss. Cindy Prosser**

**The Board welcomed Ms. Katherine Keys as a new Planning Board
Member**

CALL TO ORDER: Meeting Called to order at 7:00 PM
Noted: This meeting was live in the Town Hall

APPROVAL OF MINUTES:

The April 11, 2022 minutes could not be approved as there was not a quorum from the last months meeting in attendance
Approval will be at the June Planning Board Meeting

CORRESPONDENCE:

AGENDA:

First on the agenda was Catskill Harvest Fest-Special Use Permit for a Greenhouse

Nicole Day- manager Catskill Harvest Fest

Evan Bowker -representing Delaware County IDA

- 2700 square foot greenhouse

Geothermal

2700 square foot

30 x 90

Carbon Neutral greenhouse

Will be placed on the third tier behind the Catskill Harvest Fest solar panels

Working with architect and senior representative from Hudson Valley who has a greenhouse

Green house will be organic

Working on access to the greenhouse with Harold Cole

Have a back up plan for the road

Greenhouse will have products that is not from our local farmers in the area

Green house is being built by a grant

7 jobs in the first 5 years

At the last Board meeting the Board requested more information on
This project before it could move forward

Mr. Evan Bowker, representing Delaware County IDa and
Ms. Nicole Day, Manage of Catskill Regional Harvest presented the
following updates to this project

Carbon Neutral Greenhouse

Demonstration project Delaware County IDA

Back up LP for emergency

1,000 gallon fuel tank

South of existing building where other tanks are in place

Battery size- will not have batteries not needed for solar

Top of building roof panels for backup

Delaware River Solar working with

Access road detailed where cars already go

Rainwater recapture system as mentioned at first presentation will not
be using

Geothermal well location

Already has an artesian well on the property which they will be using

Pesto Control: Doing their own pest control as well and working with
Pest Tech

Mr. Mohr- Building Inspector questioned if the US Ag. does an
Inspection

Ms. Day replied that it is not regulated under the US Ag. as the Green
House is considered a farm

Mr. Mohr had concerns that the Greenhouse could fail and
questioned what would happen

Ms. Day replied that she had a solid business model

Ms. Day commented that products from the greenhouse could be
Produced from her kitchen in the Catskill Regional Harvest Feast

Question on the Greenhouse being a cannabis greenhouse

Ms. Day replied that the Greenhouse is to small for a cannabis
Greenhouse

8,000 square feet solar panels

In phase two the greenhouse will have a bathroom

Working with DEP

Products will be grown in trays in the greenhouse

Mr. Mohr commented that DEP needs to be included in this process

Working on a right of way easement with Mr. Harold Cole

They already have permission from Mr. Cole to use this access and build the greenhouse

Concerns with noise- Ms. Day commented that 10PM would be closing

Lighting- shading for light, no lights going up from the Catskill Regional Harvest Fest

No brighter than cars headlights

Concerns for houses above the greenhouse

Mr. Mohr requested that the setbacks for this project through Zoning have been meant

Mr. Winkler would like Ms. Day to work with Ms. Carla Crim from the CCE

Mr. Winkler made a motion to accept the site plan request for a greenhouse for the property of IDA

The greenhouse will be operated by Catskill Regional Harvest Fest

The project will be referred to the County for review

Motion seconded by Mr. Dye

VOTE: all aye-so carried

PUBLIC HEARING- JUNE 13, 2022

- Next on the agenda was Mr. and Mrs. Arthur Melvin
944 Bussey Hollow Road (PUBLIC HEARING)
Boundary Line Adjustment/Minor Subdivision
Mr. Reed made a motion to open the Public Hearing for Mr. Melvin, motion seconded by Ms. Keys
VOTE: all aye-so carried
Mr. Melvin is selling 27 acres to Mikey Roe of vacant land
At the last Board meeting the Board approved a waiver request from Mr. Melvin to not survey all of his land just the 27.6 acres that Mr. Roe is purchasing
The road frontage was meant

Mr. Manual-Delaware County Planner commented that the request was in the Ag. District and Delaware County did look at the Application

There was no comments from the Public on this application

Mr. Winkler made a motion to close the Public Hearing,

Motion seconded by Mr. Reed

VOTE: all aye-so carried

Mr. Dye made a motion to declare a negative declaration for approval on this project

VOTE: all aye- so carried

Mr. Palmer made a motion to approve the Boundary Line

Adjustment for Mr. Arthur Melvin

Property located at 944 Bussey Hollow Road

Motion seconded by Mr. Reed

Vote- all aye-so carried

- Mr. Manual, Delaware County Planner commented that the Town Board adopted regulations for short term rentals at their last Board meeting
- Mr. Manual, Delaware County Planner presented information on the Climate Act
Making all fossils fuels in the future and replacing it with electric power

MEETING ADJOURNED: 8:30 PM

RESPECTFULLY SUBMITTED:

JO ANN BOERNER-PLANNING CLERK